



Stadhampton Road, Drayton St. Leonard, OX10 7AR

£525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

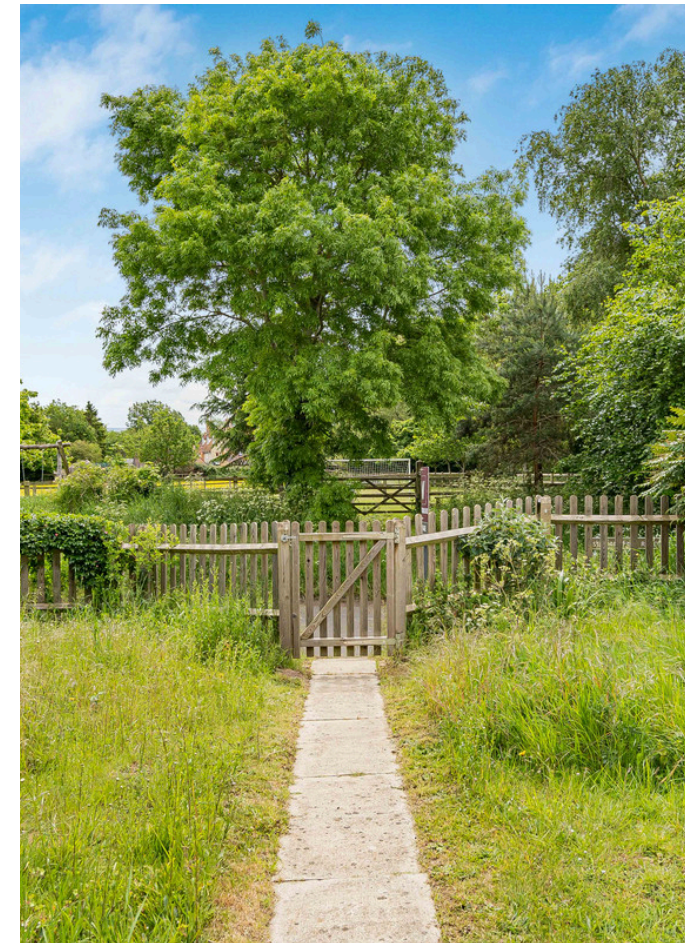
Situated in the desirable village of Drayton St Leonard, surrounded by field views is this four bedroom semi detached family home.

Upon entering you have a good sized lounge with a Bay window over looking the front garden with a door leading out, both allowing plenty of natural light into the room. You then head through into the open plan kitchen/dining space with built in storage including a pantry making this an ideal family kitchen with a separate utility and downstairs cloakroom finishing off the ground floor.

Heading to the first floor you have four bedrooms three of which are doubles and a smaller single room or home office. The principal suite has an en suite shower room and large family bathroom with a full size bath and shower over the bath.

To the outside you have garden on three sides of the property with views from the front of the house across to playing fields opposite. To the side of the house is a large graveled driveway with a detached garage in the garden making an ideal storage space with possible scope to extend the property subject to planning permission.





Key Features

- Four bedrooms
- Front and rear garden
- Driveway parking
- Detached garage
- EPC D
- Scope to extend subject to planning permission



The Location

Drayton St Leonard is in an idyllic South Oxfordshire location on the banks of the River Thames. This traditional village has many old and historical houses, a church, and village hall. It is well placed for access to both Oxford (6 miles) and the Thames Valley as well as the M40 (Junction 7, 6 miles) for London and Birmingham. The market town of Wallingford (7.5 miles) provides comprehensive day to day amenities and a range of shops, including Waitrose.

Some material information to note: Oil Fired central heating with external boiler. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to superfast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We are not aware of the presence of asbestos, but buyers are advised to conduct their own investigations and obtain their own independent advice. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.



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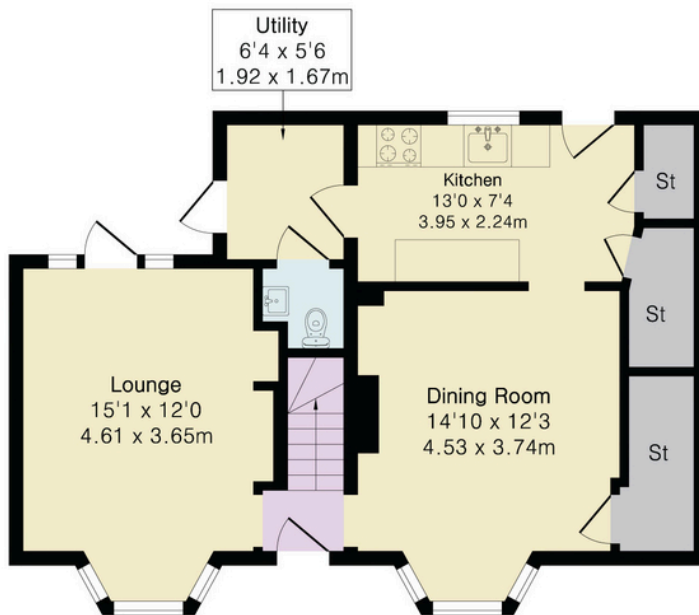
2. Any areas, measurements or distances are approximate.

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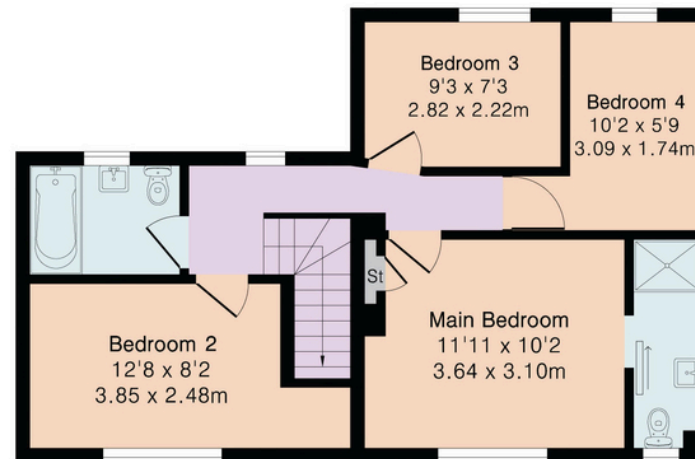
Approximate Gross Internal Area 1145 sq ft - 106 sq m

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 546 sq ft – 50 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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